



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2172/20

APPEAL by MG Motors Limited care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 26th day of March, 2020 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Demolition of the existing building previously in use as a garage and car showroom and the construction of a residential development consisting of six floors over basement (seven floors in total) with a set-back at top floor at 153-155 Harold's Cross Road. The new building (with a total floor area of 3,970.64 sq.m) will include a total of 43 units (8 studio apartments, 12 one-bedroom apartments and 23 two-bedroom apartments). There will be communal landscaped rooftop terrace and green roof. A total of 11 car parking and 88 bicycle spaces will be provided at basement level. The proposed development will also comprise of refuse storage, excavation and all other ancillary works; all at 153-155 Harold's Cross Road, Dublin 6W

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. Having regard to the design, scale, mass and bulk of the proposal and the proximity of the development to adjoining properties, it is considered that the proposed development would constitute overdevelopment of the site and would excessively overlook adjoining properties. The proposed development fails to integrate or be compatible with the design and scale of the adjoining buildings and as a result, would seriously injure the visual amenities of the streetscape and would have an adverse impact on the character of the area. The proposed development would, therefore, by itself and the precedent it would set for other development, seriously injure the amenities of property in the vicinity, would be contrary to the provisions of the Dublin City Development Plan 2016-2022 and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that a number of apartments in the development would fail to provide for a sufficient level of amenity for proposed residents as set out in the “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities” issued by the Department of Housing, Planning and Local Government in March, 2018 and as a result, would be contrary to the provisions of the Dublin City Development Plan 2016-2022 and the said Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the proposed development would be of an acceptable density and scale in this location, or would not seriously injure the residential or general amenities of adjoining property.

John Connolly
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2020.